

APPENDIX A

WILLARD CITY RESOLUTION NO. 1-23-03 ANNEXATION POLICY PLAN

WHEREAS, the state of Utah has enacted legislation which requires municipalities to adopt an Annexation Policy Plan as a condition precedent to annexing unincorporated territory; and

WHEREAS, Willard City desires to adopt an Annexation Policy Plan to declare its policies for annexation of territory contiguous to its boundaries; and

WHEREAS, urban development should occur within cities and Willard City desires to allow urban development within its boundaries rather than allowing urban development on the city's periphery.

NOW, THEREFORE, THE CITY COUNCIL OF WILLARD CITY ADOPTS THIS ANNEXATION POLICY PLAN AS AN AMENDMENT TO THE GENERAL PLAN:

1. The city will consider, upon compliance with all current laws and ordinances, annexation of any of the Expansion Area shown on the attached map.
2. The Expansion Area:
 - (1) does not isolate islands or peninsulas of unincorporated territory;
 - (2) is contiguous with the corporate limits of Willard City;
 - (3) includes those areas for which Willard City is the most efficient provider of services;
 - (4) provides for the equitable distribution of community resources and obligations; and
 - (5) follows the boundary lines of existing water, flood control, and governmental entities.
3. The city does not favor the annexation of unincorporated territory solely for the purpose of acquiring municipal revenue or for retarding the capacity of another municipality to annex. This Annexation Policy Declaration is intended to and hereby does incorporate by reference all of the standards required and suggested by sections 10-2-401.5, et seq., Utah Code Annotated, (2000 Repl. vol.)
4. Willard City presently has no existing special districts for utilities. However, the Box Elder-Willard City Flood Control District and the Willard City Cemetery District are included in the Expansion Area..
5. The Expansion Area includes the area east of the city, and is primarily defined by the drainage basin of Willard Creek. This drainage basin is the major source of the city's water supply. Annexation of this area would be appropriate as a step in protection of this vital resource. The boundary of the Expansion Area follows the county line westward to include Willard Bay and encompasses the South Willard area of the county. South Willard is an unincorporated area of the county, but is cohesive, energetic and growing. Willard City has no plans to acquire this area. Although South Willard is included in the expansion area, it is anticipated that South Willard will incorporate unilaterally.

The Expansion Area is described as:

EXPANSION AREA

Beginning at the northwest corner of Section 13, Township 8 North, Range 2 West, Salt Lake Base and Meridian, said point being on the east boundary of Willard City and the point of beginning; proceeding thence east along the north section line of said Section 13; thence east along the north section line of Section 18, T8N, R1W, SLB&M, to the northeast corner of said Section 18; thence southeast to the southeast corner of Section 17, T8N, R1W, SLB&M; thence south along the east section line of Section 20, T8N, R1W, SLB&M, to an intersection with the Box Elder County line; thence following said county line southerly and westerly to a point which is located directly south of the west perimeter road of Willard Bay State Park; thence north to the said west perimeter road; thence north and northeasterly along said road to a point on the road located at approximately 112° 04' w. long., 41° 25' n. lat.; thence north 7,000 feet more or less to an intersection with the Bear River Bird Refuge boundary; thence northeasterly along said boundary 3,900 feet, more or less; thence east 3500 feet, more or less, to a point on the northwesterly corner of the Willard City boundary, said point being located on the centerline of Interstate Highway I-15; thence following said Willard City boundary easterly to the northwest corner of Section 13, Township 8 North, Range 2 West and the point of beginning.

6. SERVICES.

Willard City is a rural, agriculture-based community. The citizens have traditionally worked to maintain that characteristic. They have never attempted to grow at the expense of another entity. They have, however, sought to protect their community and its rural way of life. Over the years the City has developed traditional municipal services to supply the needs of the citizens. The result has been creation of well-trained, emergency service organizations.

The police department and volunteer fire department are not only of service to the City, but also to the surrounding unincorporated areas of the County. They supply services, in support of the county sheriff's office, to the South Willard area of the county and to Willard Bay State Park. They support the Utah State Highway Patrol in their responsibilities related to Interstate 15, which transects our city.

The culinary water system is adequate to support the city's present and projected needs for the immediate future, with existing culinary water rights providing the potential for expansion for the next 20 years. The expansion area contains the drainage basin of Willard Creek, which is also the water-shed and recharge area for the springs and wells that constitute Willard's present water supply. Willard Creek is also essential to the future water supply.

Facer Creek is important to the economy of the city because it supplies water for the agricultural community. Future development of this source may be required as the community grows..

At present there is no municipal sanitary sewer. Preliminary engineering has been completed showing feasibility of such a project. The city intends to be a part of the sewer district

being planned by Box Elder County. Development of the complete system will be a key part of Willard City Growth.

All services now provided to residents are financed by appropriations from the general fund and from developmental fees except water improvements, which are financed by service charges, impact fees, connection and developmental fees in the Enterprise Fund. It is anticipated that future services will be financed in the same manner.

7. GROWTH.

Willard City has considered anticipated population growth in the next 20 years. This estimated figure is derived from growth in the last 10 years, current building permits and development and figures from BRAG. Willard City envisions residential growth continuing at approximately 10-15% a year depending on interest rates and financial stability. This rate could also be influenced by the commercial growth that may occur. With these conditions, Willard City would grow to a population of about 2400 in twenty years.

WILLARD CITY - PROJECTED GROWTH

YEAR	POPULATION	HOUSEHOLDS	H/H CHANGE	INCREASE (%)
2000	1630*	517	---	---
2005	1736**	551	34	6.5
2010	1931**	613	62	11.3
2020	2321**	737	124	20.2
2030	2741**	870	133	18.1
2040	3213***	1020	150	17.2
2050	3717***	1180	160	15.7

* CENSUS 2000, ** BRAG ESTIMATE, ***LOCAL EXTRAPOLATION.

8. TAXATION

It is anticipated that the residents in the Expansion Area would experience an increase in their property tax if they were to be annexed. This increase will equal the Certified Tax Rate imposed by Willard City. Current Willard residents should not be affected by an increase due to annexation.

The following figures are based on the 2001 certified tax rate.

Taxing Entity	Certified Tax Rate	Tax per \$100,000 assessed value	
		County	Willard
Mosquito Abatement	0.000332		
Bear River Water District	0.000168		
School Board	0.006320		
Box Elder County	0.001911		
Box Elder- Willard City Flood Control District	0.000373		
TOTAL COUNTY RATE	0.009104	\$910.40	
Willard	0.001009		
TOTAL WILLARD RATE	0.010113		\$1,011.30

9. Willard City favors the following criteria in considering territory for annexation:

- a. New boundaries, if using a street or a highway as a boundary, should include land on both sides of the street within the boundary (i.e., 200 feet beyond the street or along the property line at the back of the next series of lots bordering the street.)
- b. Those entities developing territory proposed for annexation should bear their proportionate share of costs associated with the demand on service from increased population. Provisions to assure this objective are part of Willard City Zoning and Subdivision Ordinances.
- c. The General Plan, as adopted by Willard City, will include the Annexation Policy Plan, as it addresses the need, over the next 20 years, for additional land suitable for residential, commercial and industrial development. Uses within new territory should be compatible or extensions as intended by the plan. The need of new land area is supported by the anticipated population increase.
- d. New territory is located within the Expansion Area proposed in the Annexation Policy Plan and lies contiguous to the present boundaries of Willard City.

10. Willard City may consider annexation of territory if:

- a. The territory to be annexed is territory included within this policy declaration, or any amendments to the policy; and
- b. The City is presented with a petition for annexation that complies with Utah State

Law dealing with annexation; and

c. The petitioners satisfy Willard City that the annexation substantially complies with this Policy Declaration; and,

d. Matters relevant to interests of all affected entities being considered are addressed.

Willard City as a municipality may annex an unincorporated area on its own motion, under this section, without an annexation petition if:

a. The area to be annexed consists of one or more islands within or peninsulas contiguous to the municipality;

b. The majority of each island or peninsula consists of residential or commercial development;

c. The area proposed for annexation requires the delivery of municipal-type services; and

d. The municipality has provided most or all of the municipal-type services to the area for more than one year.